NW1/4 OF SE1/4 OF SW 1/4.
ORB 387-259, 921-2681,
WD 1146-2627, WD 1146-2628,

CARNEY JOHN G
295 NW COMMONS LP STE 115-201
LAKE CITY, FL 32055-7709

2026

35-6S-16-04070-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

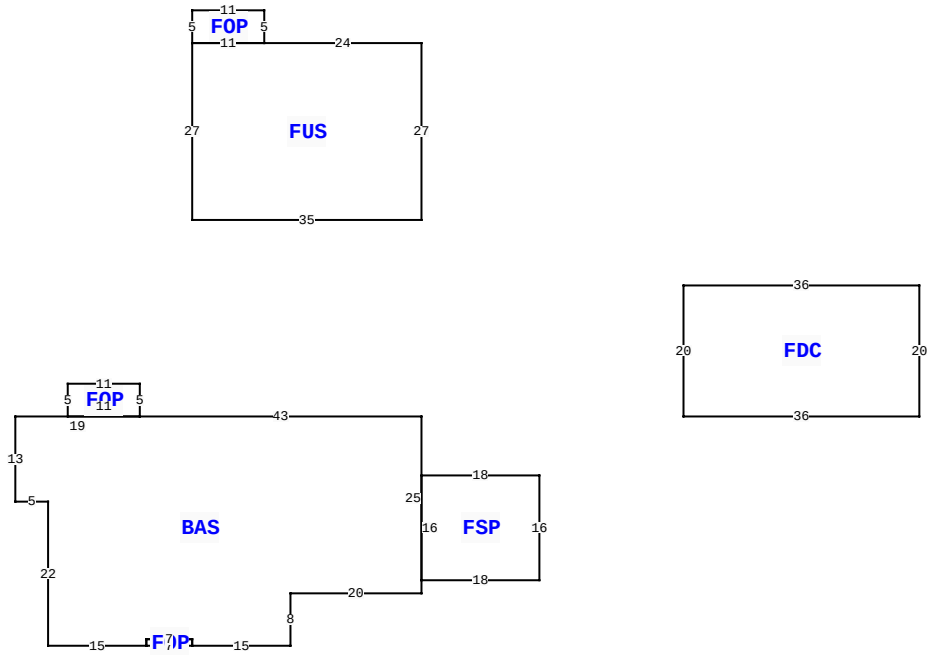
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,893	100		1,893	170,958
FDC	720	35		252	22,758
FOP	7	30		2	181
FOP	55	30		16	1,445
FOP	55	30		16	1,445
FSP	288	40		115	10,386
FUS	945	100		945	85,344
TOTALS	3,963			3,239	292,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,239	124.0533	138.94	450,027	1982	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 2838 HX Base Yr 2010



420 SW RED CEDAR CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,518
TOTAL MARKET OB/XF VALUE		30,860
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		418,378
SOH/AGL Deduction		157,261
ASSESSED VALUE		261,117
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,395
TOTAL JUST VALUE		418,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1146/2628	3/31/2008	WD	Q	I		360,000
GRANTOR: STEPHEN HACHT						
GRANTEE: JOHN J CARNEY						
1146/2627	3/12/2008	WD	Q	I	03	100
GRANTOR: RICK & NANCY HACHT						
GRANTEE: STEPHEN HACHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FOP= N5 W11 S5 E11$ W19 S13 E5 S22 E15 FOP= E7N1 W7 S1$ N1 E7 S1 E15 N8 E20 N2 FSP= E18 N16 W18 S16$ N25$PTR=N30 FUS= N27 W24 FOP= N5 W11 S5 E11$ W11 S27 E35 $ S30$ PTR=E40 FDC= E36 N20 W36 S20$ W40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1982	1982	3	40	14,336	
3	0166	CONC,PAVMT	0	100	32	51	1,632.00	UT	2.00	2.00	100	0	0	3	100	3,264	
4	0166	CONC,PAVMT	0	100	14	49	686.00	UT	2.00	2.00	100	0	0	3	100	1,372	
5	0210	GARAGE U	0	100	20	26	520.00	UT	14.40	14.40	100	0	0	3	100	7,488	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 30,860

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 06/24/2015 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2025 BY SYS